

ST MARYS HOUSE

CHITTERNE, WILTSHIRE



ST MARYS HOUSE

Chitterne, Warminster, Wiltshire BA12 0LJ

Warminster 8 miles, Salisbury 17 miles, Bath 26 miles

A HANDSOME AND BEAUTIFULLY PROPORTIONED PROPERTY WITH
A CHARMING GARDEN, SET ON THE EDGE OF THIS POPULAR VILLAGE.

Hall | Drawing Room | Sitting Room/Bedroom 5 | Dining Room | Summer Room | Kitchen | Utility | Boot Room | 2 Cloakrooms & ground floor Shower Room
Library | Study area | Principal Bedroom with ensuite | Guest Bedroom | 2 further Double Bedrooms | Family Bathroom & Shower Room | Loft Storage
Gardens and grounds of approx. 0.34 acre | Garage | Carport & Parking.



RV RURAL VIEW

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SITUATION

Chitterne is a small rural community situated amidst the gently rolling chalk downland on the southwestern edge of Salisbury Plain, where it meets the lovely countryside of the Wylde Valley. The village has an active village hall, church, playground and cricket club, while The Kings Head re-opened in 2025 as a village community-owned pub. The nearby larger villages of Codford, Heytesbury and Shrewton have between them good everyday amenities including a choice of shops, post offices, primary schools, petrol stations, doctors' surgeries and vets. The market town of Warminster is close by and has supermarkets, shops, health and leisure facilities, as well as a railway station with services to London, Bristol and Southampton, while the station at Westbury (24 miles) has a direct rail service to Paddington, and Salisbury (17 miles) to Waterloo.

The village is in a lovely but not isolated setting and is well placed for the A36 which gives convenient access to Salisbury or Bath, while the A360 links to Devizes and Chippenham.

The nearby A303 serves London, the West Country and the motorway network. Chitterne is an excellent base for several highly respected schools in both the state and private sectors including, amongst many others, Dauntseys, Warminster School and Salisbury's grammar and independent schools.

Chitterne is surrounded by lovely open stretches of undulating countryside, ideal for a variety of rural pursuits including walking, riding, field sports and cycling. Racing is at Salisbury, Bath and Wincanton, sailing at Shearwater, rugby union at Bath with golf at Erlestoke, Tollard Royal, Warminster and Salisbury. There are several famous visitor attractions in the area such as Stourhead Gardens, Longleat Safari Park, Wilton House and Stonehenge.

PROPERTY

St Marys House is a substantial and handsome 'Regency style' property, constructed in the late 20th century of brick elevations under a tiled roof. Large sash windows enhance the long façade, either side of a canopied front door, and the beautifully proportioned rooms in the front of the house convey a distinct

sophistication. To the rear, shallower rooms and a utilitarian section of the property looks out on to the well-stocked garden.

The hall is a truly impressive entrance into the property, a large space with a fireplace and opening out to reception rooms in all directions. Off it is a cloakroom, and the stairs rise to the first floor at the back. To its right is an inviting sitting room which could be used as a ground floor bedroom, as it has a shower room attached. On the southern side is a most elegant, double aspect drawing room with a bay window and marble surround fireplace, flanked by mirrored recesses. A door at the rear leads to a summer room/conservatory with stained pine floorboards, and from there into the dining room, where there is also access to the hall, and with a utility/boiler room beyond it. The tiled kitchen breakfast room is fitted with floor to ceiling bespoke units and has a central island with granite worktop and sink. There is an eye level oven & microwave and a gas hob, while the dishwasher and fridge freezer are both integral (currently not working). On from the kitchen is a boot room with a door into the carport, and wc.

The first floor has a split landing, off which is a spectacular library with a full height bookcase reaching to the vaulted ceiling. There is a log effect gas fire and velux windows letting in plenty of light. A staircase then runs up the side of the room to a large loft space with excellent storage.

The bedrooms are set around a large landing, with a dedicated area for a study. The principal bedroom is spacious and double aspect, with French doors opening on to the bay balustrade, and with built in cupboards. Off this is a large ensuite bathroom. The other bedrooms are all double and there is a family bathroom and further shower room.

OUTSIDE

The property is set well in its plot, approached via double gates to a gravel drive and parking area. To the rear is a timber constructed single garage and, to the far side of the house, an attached timber carport. The drive is separated from the lawn area by a beech hedge, while at the back is a paved terrace with formal box planting, and the lawn stretches to a bank at the

rear, well stocked with shaped shrubs. The property is positioned on the edge of the village and is next to a bridleway, which provides miles of walking out onto Salisbury Plain.

POST CODE

BA12 0LJ

WHAT3WORDS

///solution.butchers.earpiece

DIRECTIONS

St Marys House is situated on the western edge of the village. Approaching from the A350, it is set back on the left off the B390, just as the road bends to the right, and next to a bridleway.

TENURE

Freehold

LOCAL AUTHORITY

Wiltshire Council Tax Band E

SERVICES

Mains water, mains electricity (supplemented by solar panels), private drainage, oil fired central heating, LPG gas canisters for cooker and gas effect fires.

EPC

Energy Efficiency Rating F (24).

(Please refer to the Agents for the complete EPC)

BROADBAND SPEEDS (OFCOM PREDICTED AVAILABILITY)

Superfast: Upload 18 mb/s. Download 73 mb/s

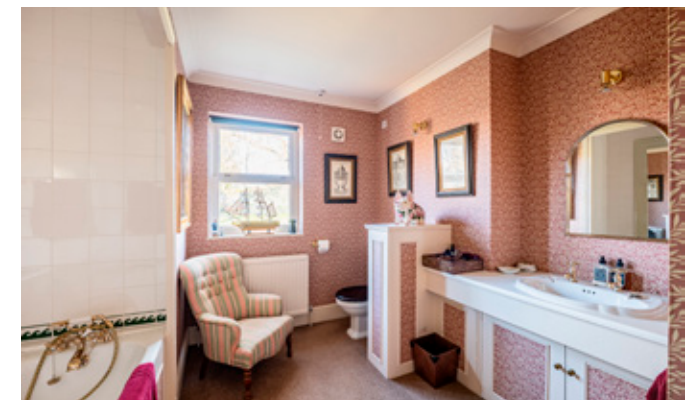
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MOBILE SIGNAL

Indoor: EE, Vodafone. Outdoor: All networks

VIEWINGS

Strictly by appointment with Rural View.



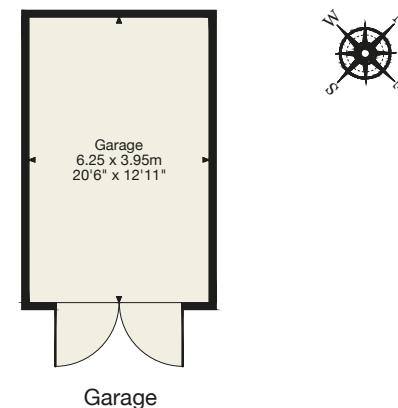
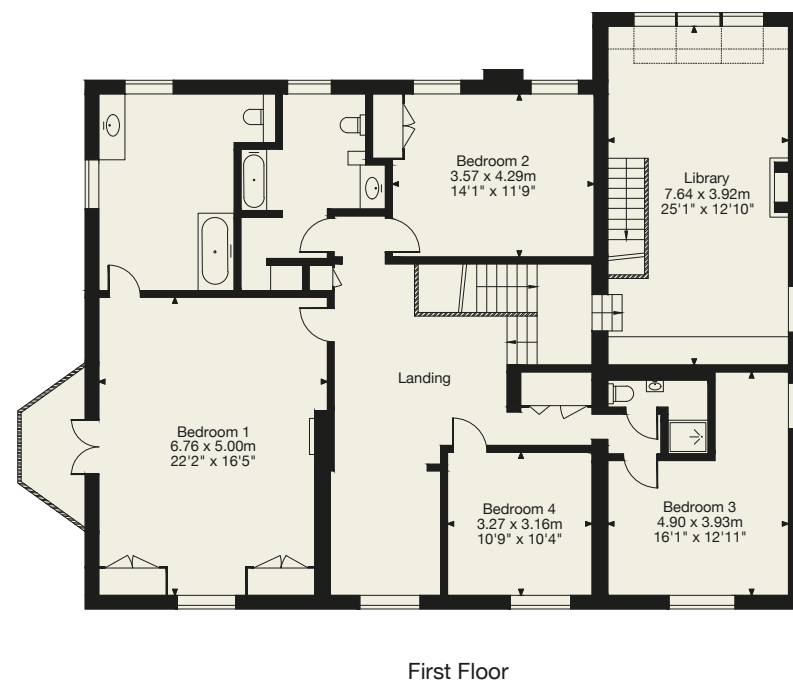
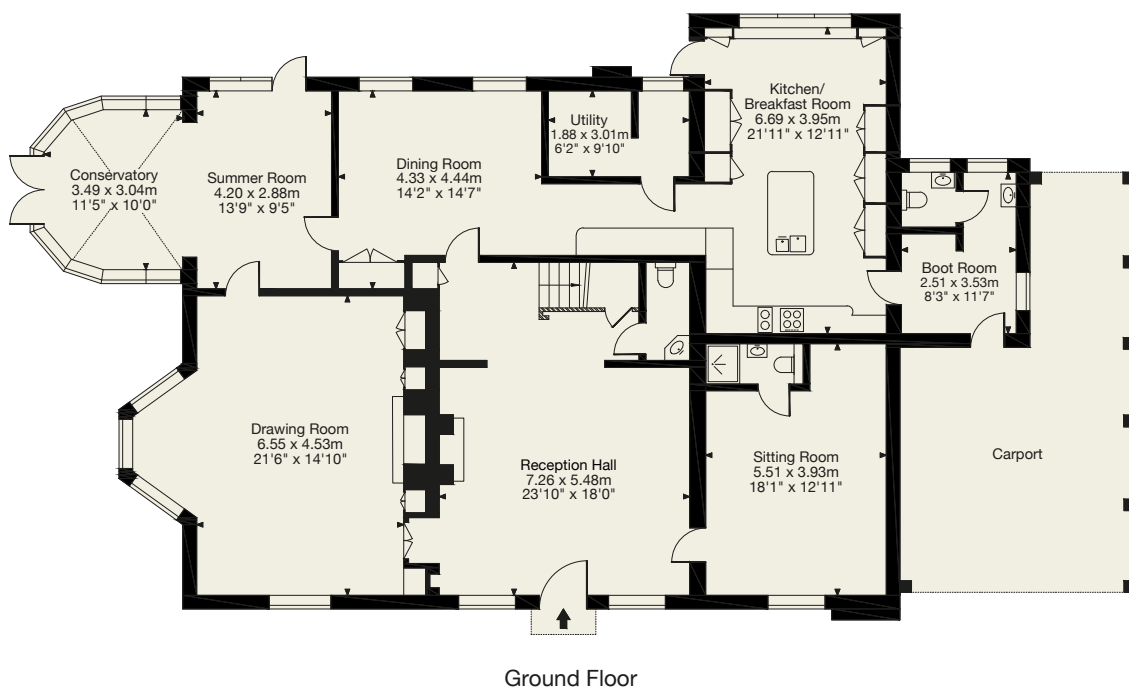
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Gross Internal Area (Approx.)

Main House = 367 sq m / 3,950 sq ft

Garage = 24 sq m / 258 sq ft

Total Area = 391 sq m / 4,208 sq ft



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